



12 Grantham Road, Radcliffe on Trent,
Nottingham, NG12 2HA

Guide Price £339,950

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Detached Bungalow
- Excellent Scope to Modernise
- Large Lounge, Garden Room
- 2 Further Double Bedrooms
- Driveway and Garage
- No Chain
- Welcoming Hallway
- Dining Room/3rd Bedroom
- Breakfast Kitchen & Utility
- Southerly Facing Rear Garden

Offered for sale with the advantage of 'no chain', this spacious detached bungalow occupies a mature plot with gated access leading onto driveway parking and the useful garage whilst to the rear is a generous gardens enjoying a southerly aspect.

The accommodation offers excellent scope for buyers to update and modernise to their own taste and specifications and in brief comprises an entrance porch and a welcoming hallway, a large lounge with a garden room off, a separate dining room/3rd bedroom, 2 further double bedrooms, a shower room and breakfast kitchen with a useful utility and separate W/C off.

ACCOMMODATION

A glazed French doors leads into the entrance porch.

ENTRANCE PORCH

With tiled flooring and an original stained glass door into the entrance hall.

ENTRANCE HALL

A spacious T shaped hallway with oak flooring, a central heating radiator, plate rack and doors to rooms including a glazed leaded door into the lounge.

LOUNGE

A spacious dual aspect reception room with uPVC double glazed leaded bay window to the front elevation and two uPVC double glazed obscured windows to the side. There are two central heating radiators, a plate rack, mock beams to the ceiling, double doors into the dining room and a glazed door into the garden room.

GARDEN ROOM

With a central heating radiator, uPVC double glazed sliding patio doors and double glazed windows to the rear and side aspects plus a useful built-in storage cupboard with shelving and light.

DINING ROOM/BEDROOM THREE

A versatile room working well as a reception room or bedroom with a central heating radiator and a triple secondary glazed uPVC double glazed window to the front aspect.

KITCHEN

Fitted with a range of oak fronted base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset ceramic single drainer sink with mixer tap and built-in appliances including an under counter oven with four ring electric hob and extractor hood over. Tiled

flooring, a central heating radiator, a uPVC double glazed window overlooking the rear garden and a door into the utility.

UTILITY

With spotlights to the ceiling, tiled flooring, a door and windows to the outside plus space for appliances including plumbing for a washing machine.

W/C

Fitted in white with a dual flush toilet and having tiled flooring, a uPVC double glazed window to the side aspect and a wall mounted combination boiler by Ariston.

BEDROOM ONE

A double bedroom with uPVC double glazed window to the front aspect, a central heating radiator, coved ceiling and a range of wall-to-wall fitted wardrobes.

BEDROOM TWO

A double bedroom with two central heating radiators, a uPVC double glazed window to both the front and side elevations and a range of fitted bedroom furniture.

SHOWER ROOM

Including a large shower enclosure with low profile tray and fixed glazed screen plus mains fed shower. There is a pedestal wash basin with mixer tap and a concealed cistern toilet plus tiling throughout, spotlights and a high level electric Velux skylight, extractor fan, chrome towel radiator and useful built-in bathroom storage.

DRIVEWAY, PARKING & GARAGE

Double wrought iron gates to the front of the plot open onto driveway parking for several vehicles, in turn leading to the single brick built garage.

GARDENS

The property occupies a mature plot, with timber panelled fencing to the front boundary and a pedestrian gateway as well as the gates leading onto the drive. There is a small lawned area to the front whilst the rear garden is enclosed with a combination of timber panelled fencing and mature hedgerows and includes paved patio seating areas and a good sized lawn edged with planted borders.

RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

COUNCIL TAX

The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.





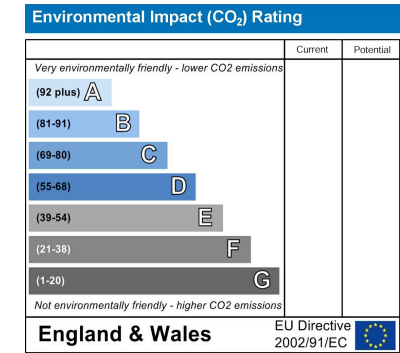
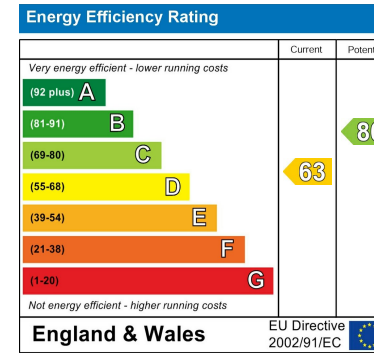


**Approximate Gross Internal Area
1412 sq ft - 131 sq m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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